

MEMORANDUM

To: *Chairman and Members of the
West Orange Planning Board*

From: *Ryan MacNeill, PE
Planning Board Engineer*



Date: *April 10, 2026*

Re: *Application No. PB 25-12
262 Main Street Realty, LLC and 270 Main Street Realty, LLC
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit – Review #2
262-270 Main Street
Block 114, Lots 50 & 55
Our File: 115.WRP0114.V01*

CC: *Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Township Engineer
Diana McGovern, Esq. – Planning Board Attorney
Malvika Apte, PP, AICP – Planning Board Planner
262 Main Street Realty, LLC and 270 Main Street Realty, LLC – Applicant
Amanda C. Wolfe, Esq. – Applicant's Attorney
Hudson Engineering, LLC – Applicant's Engineer
Gary W. Dean, PE, PP – Applicant's Traffic Engineer
Daniel Roma, RA – Applicant's Architect
Kate Keller, AICP, PP – Applicant's Planner*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary & Final Site Plan with "C" Variances and Tree Removal Permit approval:

- A set of Preliminary & Final Site Plan drawings (13 sheets) prepared by Jordan Cecinini, PE with Hudson Engineering, LLC of Bayonne, New Jersey dated May 15, 2025, signed February 26, 2026, no revision date indicated.
- A set of unsigned Architectural Plans (18 sheets) prepared by Jorge Mastropietro, NY-RA and Jennifer Palermo, NJ-RA with Jorge Mastropietro Architects of New York, New York dated March 9, 2026.
- A Traffic Impact Assessment, prepared by Gary W. Dean, PE, PP and Rianna Kirchhof, PE with Dolan & Dean Consulting Engineers, LLC of Somerville, New Jersey dated March 11, 2026.

In addition to the above, our office previously received the following information as part of the prior submissions for this application:

- A Geotechnical Engineering Investigation Report prepared by Jordan Cecinini, PE with Hudson Engineering, LLC dated August 19, 2025.
- A copy of a January 29, 2026 letter from Jordan Cecinini, PE with Hudson Engineering, LLC to the West Orange Township Clerk, Karen J. Carnevale, which requests various submission waivers for this application.
- A Professional Planner's Report prepared by Kate Keller, AICP, PP and Nikhil Ramachandran, AICP, PP with Phillips Preiss Grygiel Leheny Keller, LLC of Hoboken, New Jersey dated October 2025.
- A completed Application Form dated September 16, 2025.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A completed Application for Tree Removal and Replacement Permit dated November 18, 2025.
- A list of trees proposed to be removed on the subject property.
- A Proposal and Reasons for Relief.
- A copy of a September 17, 2025 letter from Jordan Cecinini, PE with Hudson Engineering, LLC to the West Orange Township Director of Planning & Development/Zoning Official, Geniece Gary-Adams, which summarizes the waivers being requested by the Applicant.
- A copy of a January 29, 2026 letter from Amanda C. Wolfe, Esq. with Norris McLaughlin PA of Bridgewater, New Jersey to the West Orange Planning Board which requests various waivers in support of this application.
- A List of Owners within 200 Feet of Block 114, Lots 50 & 55 from the Office of the West Orange Tax Assessor dated April 21, 2025.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated April 22, 2025, which states that the taxes on Block 114, Lot 50 are paid until April 30, 2025.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated April 22, 2025, which states that the taxes on Block 114, Lot 55 are paid until April 30, 2025.
- A copy of a Deed dated February 19, 2025, which conveys ownership of Block 114, Lot 50 from 4 Cousins, LLC to 270 Main Street Realty, LLC. This deed was recorded in the

Essex County Register of Deeds & Mortgages Office on February 24, 2025 as Instrument #2025011243.

- A copy of a Deed dated March 13, 2025, which conveys ownership of Block 114, Lot 55 from Walgreen Eastern Co, Inc to 262 Main Street Realty, LLC. This deed was recorded in the Essex County Register of Deeds & Mortgages Office on March 17, 2025 as Instrument #2025016950.
- A copy of Township of West Orange Planning Board (Technical Review Committee) Resolution of Approval for Application PB12-28T, which was memorialized on December 5, 2012. This resolution granted the Applicant, Rite Aid of New Jersey, Inc., Technical Site Plan approval without variances for interior store renovations and flood damage repair on property located on Block 114, Lot 55.

We have reviewed the submitted information in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which has frontage on Main Street (CR 659), Erwin Place and Prospect Place. The property is located in the B-1 Retail Business Zone and has an area of 30,218 sf or approximately 0.69 acres. The property is currently occupied by the former Walgreens Pharmacy and the Americana Diner. The existing improvements at the site include two 1-story buildings and two asphalt parking lots.

The Applicant is seeking Preliminary & Final Site Plan approval with "C" Variances and Tree Removal Permit approval to raze the existing improvements, including demolishing and regrading the parking lots. Once the existing improvements are removed, the Applicant proposes to construct a 2-story supermarket building consisting of 13,934 square feet on the first floor and 4,144 square feet on the second floor, for a total of 18,078 square feet. The second floor will be utilized for storage and will not be accessible to customers. The roof will accommodate the mechanical equipment as well as multiple solar panel arrays.

The Applicant is proposing a parking lot containing forty-four (44) on-site parking spaces including four (4) EV parking spaces and two (2) handicap accessible parking space. In addition, the Applicant is proposing ten (10) on-street parking spaces. Access to the new parking lot will be provided via a one-way in and one-way out driveway from Main Street. Two (2) of the on-site parking spaces are separated from the rest of the parking lot with direct access provided from Prospect Place.

The Applicant is proposing two (2) loading spaces; one to the rear of the supermarket and a temporary loading space along Main Street. The temporary loading space will be used for trucks up to 65 feet long, while the permanent loading space will be used for all other deliveries. The temporary loading space is intended to be used Monday through Friday, between 7:00 am and 12:00 am, outside of these hours all deliveries will utilize the permanent loading space.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #46 – *Solid waste management plan.*
 - b) Item #48 – *Sight triangles.*
 - c) Item #49 – *Vehicle and pedestrian circulation patterns.*
 - d) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.*
2. The Applicant has requested the following waivers:
 - a) Item #25 – *Requested or obtained design waivers or exceptions.*
 - b) Item #31 – *Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend to at least 200' beyond subject property.*
 - c) Item #34 – *Drainage Area Map.*
 - d) Item #35 – *Drainage Calculations.*
 - e) Item #41 – *Road and paving cross-sections and profiles.*
 - f) Item #42 – *Proposed street names.*
3. The architectural plans must be signed and sealed by a Registered Architect licensed in the State of New Jersey.
4. The site plan drawings must be revised to denote the type of application and the tax map sheet.
5. Revision date(s) must be included on the site plan drawings.
6. The drawing list on the Cover Sheet (sheet C1.01) must be revised to include sheet C1.13.
7. The north arrow must be provided on all sheets of the site plans and match the orientation shown in the survey.
8. The site plan (sheet C1.02) must be revised to provide at least one (1) EVSE ADA parking space.
9. The application states that the property in questions consists of two lots, yet the plans depict improvements on three lots (Lots, 50, 55 & 58). This discrepancy must be resolved.
10. Sheet C1.01 of the site plans shows an existing driveway that is located within both Lots 55 and 58. The Applicant is proposing to improve the driveway within Lot 55 by installing a loading area and fencing. The Applicant must provide testimony to the Board regarding

the ownership of the existing driveway and plans to restore the driveway. The plans should be revised to show the existing driveway with the proposed improvements.

11. The site plan sheets C1.02, C1.05, C1.07 and C1.11 must be revised to include the names of each street fronting the site.
12. The topographic survey on sheet C1.01 of the site plans should be revised to reflect the intersection of Main Street and Kling Street. Further, this revision must be reflected on the applicable sheets of the site plans.
13. The two on-site parking spaces fronting Prospect Place do not comply with §25-12.1f of the Ordinance which states that “all parking areas shall be so designed that vehicles are not compelled to back directly onto a public right-of-way.”
14. The parking space access from Prospect Place does not comply with §25-12.1i of the Ordinance which states that “each entrance or exit from such parking area shall be at least 50 feet from any residential district.”
15. The on-site loading space does not comply with §25-12.3b2 and §25-12.4a2 of the Ordinance since it is located less than five feet from the side yard.
16. The on-street loading space does not comply with §25-12.3b2 of the Ordinance since it is not located within the side or rear yard of the property.
17. The Applicant should address the Board regarding whether any of the EV parking spaces are make-ready. If so, the Applicant should provide testimony to the Board regarding the timeline to convert the spaces from make-ready to EVSE.
18. Sheet C1.02 of the site plans must be revised to clearly show the limits of proposed sidewalk.
19. The existing curbing on Erwin Place and Prospect Place is Belgium Block. Therefore, the plans should be revised to specify Belgium Block curbing on Erwin Place and Prospect Place.
20. The site plan (sheet C1.02) must be revised to provide a curved radius at the intersection of curblines. The radii of all proposed curb intersections must be labeled.
21. The sight triangles shown on the plans should be revised to follow AASHTO standards. Specifically, the decision point should be set 14.5 feet away from the traveled way of Main Street.
22. Sheet C1.02 of the site plans notes an approximate refuse area. The Applicant must provide testimony to the Board regarding the contents of the refuse area as well as demonstrate that the area will have adequate capacity to accommodate the trash and recyclables that will be generated at the site.

23. Sheet C1.02 of the site plans notes that the railing and gate will be installed by others. The Applicant must provide testimony to the Board regarding who will be installing these improvements.
24. The plans should be revised to include locations and details of inspection ports for the permeable pavement system.
25. Sheet C1.03 of the site plans must be revised to call out the proposed demolition within the Rights-of-Way.
26. Sheet C1.07 of the site plans must include the existing topography shown on the Topographic Survey to demonstrate that the proposed grading modifications are connecting to existing conditions along the limit of disturbance.
27. Note 4 on sheet C1.07 of the site plans provides a reference to dropped curb detail, yet this detail is not in the plan set. Revise accordingly.
28. The grading on sheet C1.07 of the site plans must be revised to clearly demonstrate that an ADA accessible route is provided from the ADA parking spaces to the building entrance.
29. Sheets C1.04 and C1.07 of the site plans note that the slope of the parking lot must not exceed 5%, yet the proposed spot elevations on sheet C1.07 reflect slopes up to 8.6%. This discrepancy must be resolved.
30. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the existing tract. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Township Tax Assessor.
31. The Applicant must obtain approval from the Township Council and the County to permit a designated loading zone on Main Street (CR 659).
32. The Applicant should address the Board regarding the status of the required outside agency approvals for this project.
33. The plans should be revised to include details of the following improvements that are proposed:
 - a) Gravel Path.
 - b) Retaining Wall.
 - c) Electric Vehicle parking space sign.
 - d) Railing.
 - e) Gate at entrance of loading dock.
 - f) PVC Fencing.
 - g) Pavers.

- h) Striping.
- i) Belgium Block Curb.
- j) Curb Cut.

C. TRAFFIC COMMENTS

1. The Applicant should submit turning movement plans to the Board to demonstrate that adequate circulation can be achieved for emergency vehicles, trash trucks, and delivery vehicles.
2. Within the Site Plan Review section of the Traffic Impact Assessment, the Applicant has excluded the area from second-floor storage space from the calculation to provide the required parking spaces. Since this storage space is required for the functionality of the supermarket, this area should be included in the calculation. Revise assessment and plans accordingly.
3. Within the Data Table 1 and Technical Appendix of the Traffic Impact Assessment, the Applicant used the weighted average trip generation projections. It remains for the report to be revised utilizing the projections from the calculated fitted curve.
4. Within the Technical Appendix of the Traffic Impact Assessment, the data point and equation graphs for the supermarket were generated using the peak hour of adjacent street traffic for the AM and PM weekday and peak hour of the generator for Saturday. The Applicant should provide testimony on the peak hour analysis to the Board.
5. Within the Technical Appendix of the Traffic Impact Assessment, the data point and equation graphs for the supermarket during the weekday peak hour of adjacent road between 7am to 9am generated a total average rate of 53. When using the peak hour of the generator, the total average rate and total fitted curve are 120 and 169, respectively. The Applicant should provide testimony to the Board on why peak hour of adjacent road is significantly lower than the peak hour of generator.
6. Within the Technical Appendix of the Traffic Impact Assessment, Figure 2B notes an evening peak hour from 5:00 p.m. to 6:00 p.m. Whereas, the Intersection Turning Movement Count notes the evening peak hour at the Main Street/Kling Street intersection from 5:15 p.m. to 6:15 p.m. and at the Main Street/Prospect Place intersection from 5:30 p.m. to 6:30 p.m. It remains for this discrepancy to be resolved.
7. Within the Technical Appendix of the Traffic Impact Assessment, Figure 2C notes a Saturday peak hour from 12:15 p.m. to 1:15 p.m. Whereas, the Intersection Turning Movement Count notes the Saturday peak hour at the Main Street/Erwin Place intersection from 11:30 a.m. to 12:20 p.m. It remains for this discrepancy to be resolved.
8. Within the Technical Appendix of the Traffic Impact Assessment, the Intersection Turning Movement Count notes the AM peak hour factor at the Main Street/Kling Street intersection 0.891. Whereas, the Synchro report notes the peak hour factor of the AM conditions 0.93. It remains for this discrepancy to be resolved.

9. Within the Technical Appendix of the Traffic Impact Assessment, the Intersection Turning Movement Count notes the PM peak hour factor at the Main Street/Prospect Place intersection 0.95. Whereas, the Synchro report notes the peak hour factor of the PM conditions 0.98. It remains for this discrepancy to be resolved.
10. Within the Technical Appendix of the Traffic Impact Assessment, the Intersection Turning Movement Count notes the Saturday peak hour factor at the Main Street/Erwin Place intersection 0.97. Whereas, the Synchro report notes the peak hour factor of the Saturday conditions 0.94. It remains for this discrepancy to be resolved.
11. Within the Technical Appendix of the Traffic Impact Assessment, it remains for Figure 4a, 4b and 4c to be revised to clarify how the distribution of the projected counts was determined.

D. STORMWATER MANAGEMENT COMMENTS

1. The proposed development will result in the disturbance of more than one-half acre. As a result, it is classified as a Major Development, as defined in §25-29 of the Ordinance, and is subject to the stormwater management requirements set forth in §25-29.4 of the Ordinance.
2. The Applicant is requesting a waiver from providing Drainage Calculations and a Drainage Area Map. Since the proposed development is considered a major development, our office does not recommend granting these waivers. Our office can not verify that the development complies with §25-29 of the Ordinance until these items are provided for review.
3. As required for major developments, the Applicant must submit an Environmental Site Analysis, a Land Use Planning and Source Control Plan, a Stormwater Management Facilities Map, Calculations, and a Maintenance and Repair Plan for review as set forth in §25-29.10 of the Ordinance.
4. The Applicant must submit a maintenance plan as per §25-29.12 of the Ordinance. The maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Board Attorney and our office.
5. The Applicant should provide testimony to the Board regarding how they will comply with the stormwater license and inspection requirement set forth in §25-29.14 of the Ordinance.
6. The Applicant shall file a stormwater permit application as per §25-29.14 of the Ordinance.
7. The Applicant is proposing to utilize permeable pavement and bioretention basins (rain gardens) to address the stormwater management requirements. The Applicant must provide soil testing in accordance with §25-29 of the Ordinance to provide the seasonal

high water table elevation and permeability rate of the subsoils on-site to demonstrate compliance with the applicable BMP design requirements.

8. The “Typical Permeable Pavement Detail” on sheet C1.07 of the site plans must be revised to remove the discrepancy of the maximum slope of the surface course.
9. Sheet C1.07 of the site plans must be revised to show all existing and proposed stormwater piping including the stormwater outlet pipes from the proposed stormwater management systems to the ultimate discharge point(s).
10. Sheet C1.07 of the site plans must be revised to call out the invert elevations of the trench drains.
11. Sheet C1.08 of the site plans include details of inlet protection, a Drintech outlet, and a clean out, yet these improvements are not called out on the plan views. This discrepancy must be resolved.
12. The “Rain Garden Cross-Section” detail on Sheet C1.08 of the site plans includes underground piping. A layout of this piping should be shown on the plan views.
13. The “Rain Garden Cross-Section” detail on Sheet C1.08 of the site plans should be revised as the detail and the notes do not correspond to the geometry and likeness of the rain gardens shown in the plan views.
14. The specification of the “Rain Garden Cross-Section” on Sheet C1.08 should be revised to ensure the bioretention media layer meets the standards set forth in Chapter 9.7 of the NJ Stormwater BMP Manual.

E. LANDSCAPING COMMENTS

1. In accordance with §25-11.3b of the Ordinance, along any side or rear property line which is also the boundary line between a nonresidential district and a residential district or is contiguous to a residential use in a residential zone, a buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use in a residential zone. On smaller lots, the required buffer width shall be 10% of lot width or depth, but not less than 20 feet. Whereas, the Applicant has not proposed buffering along the existing dwellings surrounding the site.
2. The Plant Schedule should be revised to include, but not limited to, botanical names, quantities and installation sizes, graphics and labels, etc., for further review. All proposed plants on-site and within the proposed rain gardens should be in the plant schedule.
3. In accordance with §25-12.1e, any parking area shall be screened on any side which adjoins or faces premises situated in any residence district by a fence, wall, berm, evergreen or hedge. The Applicant should provide testimony to the Board regarding whether the proposed retaining wall will sufficiently screen adjoining Lot 51.

4. In accordance with §25-12.3b.3, parking areas and off-street truck-loading spaces shall be appropriately planted and fenced for the protection of adjacent properties. Whereas, the Applicant has not proposed any plantings to buffer parking and loading spaces.
5. In accordance with §28-4e., every development application filed with the Land Use Board that proposes tree removal and replacement shall preserve fifty (50) percent of the tree canopy; provide a report from a Qualified Tree Expert; install protective fencing around the remaining trees; maintain trees in compliance with the Township Code subsection 25-12.1o. and shall create 50% shade in the parking lots within twenty-five (25) years. The Applicant should address these requirements with the Board and the Township Forester.
6. In accordance with §28-8, Table A, revise the plans to indicate the size of all existing trees proposed to be removed to determine the tree replacement quantity required. Also, provide a note on the plans that a tree removal and replacement permit will be submitted to the Township Forester, prior to any site disturbance.
7. Revise the plans to indicate the proposed disposition for all open areas, such as lawn, stone, mulch, etc., to prevent confusion during construction.
8. The specification of the "Rain Garden Cross-Section" on Sheet C1.08 note that 1 Quart Juncus Effusus 3' O.C. will be installed in the rain garden. The plantings should be shown on the plans. In addition, the Applicant must demonstrate that the minimum density of vegetation within the rain garden is 85%.

F. LIGHTING COMMENTS

1. In accordance with §25-14.1d, the level of illumination at ground level shall not exceed 0.50 footcandles at the proposed line nor 0.30 footcandles at any property line abutting a property used by or zoned for residential use. Whereas, light levels above these levels spill onto adjoining residential lots.
2. Parking lot lighting should be installed on top of 3-foot-tall concrete stanchions or a minimum of 3 feet behind the curb line to prevent vehicular damage to the pole. Light pole heights should be adjusted to incorporate the stanchion.
3. Revise the plans to provide a light pole footing detail, to indicate dimensions, rebars, concrete strength, etc., for further review.
4. Revise the light fixture within the middle of the parking lot to align with the intersection of four (4) parking stalls to minimize potential damage from vehicles.
5. Revise the plans to indicate proposed timers and hours of operation. Also, indicate proposed color and finish for all fixtures and poles.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and details any other changes that have been made to the plans as these may not be readily apparent.